

“One man’s ceiling is another man’s floor.”
Paul Simon

**EIGHTY
ONE A** VENUE
GURGAON

**AN ARCHITECTURAL MARVEL
DESTINED TO ALTER
GURGAON'S SKYLINE**

presented by:



PRESENTATION STRUCTURE

EIGHTY
ONE A VENUE
GURGAON

- OVERVIEW

81 A VENUE - AN INTRODUCTION

- 81 A VENUE

PRODUCT MIX

KEY FEATURES & FACILITIES

- PROJECT DETAILS

LOCATION, PROJECT ACCESSIBILITY

BUILDING PERSPECTIVES,

- PROMOTER

V SQUARE - LEADING THE CHANGE

OVERVIEW

EIGHTY
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2 Acres of Mixed-use Development

1 & 2 Bedroom Managed Apartments

Hotel

High-end Retail

Strategic Location along NH-8

An architectural rendering of a modern high-rise building named '81 A. venue'. The building is tall and slender, with a white facade and a series of cantilevered balconies. At the base, there is a glass-fronted commercial area with visible storefronts for 'STUDIO' and 'LOUIS VUITTON'. In the foreground, there is a landscaped area with a circular fountain, trees, and a paved walkway. A sign in the lower left corner reads '81 A. venue'. The sky is blue with some clouds.

EIGHTY ONE A VENUE

GURGAON

A modern approach to life

81 A. venue

PRODUCT MIX

EIGHTY
ONE A VENUE
GURGAON

- 2 Acres of Mixed-use Development
- 1 & 2 Bedroom Managed Apartments, Hotel & Hi-end Retail Spaces
- Strategic location along NH-8 - at the epicenter of Gurgaon
- Excellent connectivity through Road, Flyways and Metro
- Very close proximity to already established & proposed Business & Corporate offices, Residential projects by reputed builders
- Captive construction and Green Building Concept



Eclectic living spaces

Hi-street shopping experience



Luxury hotel

MANAGED APARTMENTS

- **86** managed apartments

- spacious apartments for luxurious feel
- large bedrooms for convenience and comfort

- **central air conditioning** and heating for year round comfortable living

- **huge terraces/balconies** to facilitate natural ventilation and natural lighting

- **three fixture bathrooms** for luxurious feel

- **open kitchen** for spacious feel

- daily **housekeeping services** provided by a dedicated facilities management team

HOTEL

- 89 room luxury hotel

- hotel's lobby and **reception on the 17th floor**

- **controlled access** to hotel through transfer lobby at ground floor

- public level of hotel accommodates a **multipurpose hall, business center, lounge and restaurant**

- **rooftop gym and swimming pool for maximized relaxation**

HI-END RETAIL

- retail facilities spread over two floors
 - anchor store at the entrance of project
 - retail spaces designed & laid out in the high-street format
- shaded streets with mist cooling technology for year round shopping experience
- specialty restaurants and food courts on the second level
- landscaped outdoor seating spaces

KEY FEATURES & FACILITIES

EIGHTY
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- World class design and construction
- Efficient Building Management System
- Strategically located and planned for maximum productivity
- Divisible Retail Spaces
- Ample Parking Space
- Modern design and Aesthetics
- Facility Management to be provided by a competent private organisation
- Recreation and utility services
- Dedicated retail spaces for Food Court, Spa, Gym
- Multicuisine Restaurants, ATMs, Convenience Store and Coffee Shops



LOCATION MAP

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81 A - VENUE - EASE OF CONNECTIVITY & ACCESSIBILITY.

NH – 8	02 min
IMT Manesar	05 min
Multi Utility Corridor	02 min
Dwarka Expressway	02 min
Proposed Metro	02 min
Proposed ISBT	05 min
Rajiv Chowk (Gurgaon)	15 min
IGI Airport	30 min



BUILDING PERSPECTIVES

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FOR FURTHER INFORMATION

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GURGAON

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